



SELWYN HOLLINS
Director

County of Los Angeles
INTERNAL SERVICES DEPARTMENT

1100 North Eastern Avenue
Los Angeles, California 90063

"Trusted Partner and Provider of Choice"

Telephone: (323) 267-2101
FAX: (323) 264-7135

May 16, 2023

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**CHIEF EXECUTIVE OFFICE
MUSIC CENTER PARKING STRUCTURE REPAIR
CATEGORICAL EXEMPTION
ESTABLISH AND APPROVE CAPITAL PROJECT NO. 87956
APPROVE PROJECT BUDGET AND APPROPRIATION ADJUSTMENT
AUTHORIZE USE OF JOB ORDER CONTRACT
(FISCAL YEAR 2022-23)
(SUPERVISORIAL DISTRICT 1)
(3-VOTES)**

SUBJECT

Approval of the recommendations will find the Music Center Parking Structure Repair Project exempt from the California Environmental Quality Act, establish and approve Capital Project No. 87956, approve the project budget and appropriation adjustment, and authorize the Director of the Internal Services Department, or designee, to deliver the proposed project using a Board-approved Job Order Contract.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the proposed Music Center Parking Structure Repair Project exempt from the California Environmental Quality Act for the reasons stated in this letter and in the record of the project.
2. Establish and approve the proposed Music Center Parking Structure Repair Project, Capital Project No. 87956 with a total budget of \$1,745,000.

3. Approve an appropriation adjustment to transfer \$1,530,000 from the Extraordinary Maintenance budget to the Music Center Parking Structure Repair Project, Capital Project No.87956, to fully fund the project.
4. Authorize the Director of the Internal Services Department, or designee, to deliver the Music Center Parking Structure Repair Project using a Board-approved Job Order Contract.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommendations will find the proposed Music Center Parking Structure Repair Project (project) exempt from the California Environmental Quality Act (CEQA), establish and approve Capital Project No. 87956, approve the project budget and appropriation adjustment, and authorize the Internal Services Department (ISD) to deliver the proposed project using a Board-approved Job Order Contract (JOC).

The proposed project will refurbish and repair the existing parking structure for The Music Center located at 135 North Grand Avenue in the City of Los Angeles. The existing parking structure was damaged due to water intrusion. Emergency shoring was installed to address immediate impacts but a refurbishment and repair of the structure is necessary to mitigate future damage to the structure.

The proposed refurbishment and repair work includes the removal of existing floor waterproofing, damaged concrete beams, and supports; installation of floor waterproofing; and the repair of concrete beams and supports. The proposed project will take place in various locations in the parking structure including but not limited to the Level P2 pump room, and levels P4 and P6.

The estimated project duration is approximately 10 months which includes the completion of design and construction documents, jurisdictional approvals, construction, and project completion. The estimated time for the construction component is eight (8) months.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: Goal III. Realize Tomorrow's Government Today, Strategy III.3 - Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability, Objective III.3.2 Manage and Maximize County Assets by investing in public infrastructure that will improve the operational effectiveness of an existing County asset.

FISCAL IMPACT/FINANCING

The total cost for the proposed project is currently estimated at \$1,745,000, which includes construction administration services, construction, change order allowance, inspection/testing, and ISD county services (Enclosure A).

Approval of the enclosed appropriation adjustment (Enclosure B) will transfer \$1,530,000 from the Extraordinary Maintenance budget to the Music Center Parking Structure Repair Project, Capital Project No. 87956, to fully fund the project. \$215,000 in design and plan check services were completed through a separate service request funded by the Extraordinary Maintenance budget in FY 2021-22.

Operating Budget Impact

The scope of work consists of repairs and remodeling made to an existing space. Therefore, following the completion of the proposed project, ISD and the Chief Executive Office (CEO) do not anticipate any one-time start-up or additional ongoing costs as a result of the proposed project.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with the Board's Local and Targeted Worker Hire Policy, updated on June 11, 2019, the proposed project will include a best efforts Local Worker hiring goal of at least thirty percent (30%). The "Targeted Worker" component will not be included as part of the proposed project.

In accordance with the Board's Civic Art Policy, adopted on December 7, 2004, and last amended on August 4, 2020, the proposed project is exempt from the Civic Art Allocation as it involves the repair, maintenance, or replacement of building systems of the refurbishment project.

ENVIRONMENTAL DOCUMENTATION

The proposed project is categorically exempt from CEQA. The scope of work consists of the repair and refurbishment of an existing parking structure. Therefore, the work is within certain classes of projects that have been determined not to have a significant effect on the environment in that it will meet the criteria set forth in Sections 15301(a), and 15302 of the State CEQA Guidelines and Classes 1(d) and 2 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G because it includes repairs and minor alterations to existing public facilities with negligible or no expansion of use and the replacement of features with the same purpose and capacity.

In addition, based on the records of the proposed project, it will comply with all applicable regulations, it is not in a sensitive environment and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historic resource that would make the exemptions inapplicable.

Upon the Board's approval of the proposed project, ISD will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with section 21152 of the California Public Resources Code and will post the Notice to its website in accordance with section 21092.2.

CONTRACTING PROCESS

The proposed project will be delivered using an ISD Board-approved JOC for the construction. The standard Board-directed clauses, including those that provide for contract termination and hiring qualified displaced county employees, are included in all JOCs.

The JOC contractor who will perform the work is required to fully comply with applicable legal

requirements, which among other things, include Chapters 2.200 (Child Support Compliance Program) and 2.203 (Contractor Employee Jury Service Program) of the Los Angeles County Code, and Section 1774 of the California Labor Code pertaining to payment of prevailing wages.

For this project, ISD has made the determination that the use of a JOC is the most appropriate contracting method to perform the tasks involved. Specifically, to the extent the project entails repair, remodeling, refurbishment, or alteration, and the cost of such project exceeds \$50,000, such project would have to be performed via a competitively-procured construction contract, such as a JOC, not by county employees, due to the "Force Account" limitations set forth in the Public Contract Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommendations will have minimal impact on current county services. The affected areas in the parking garage are currently closed off and work will be performed on off-hours and weekends to mitigate impact.

CONCLUSION

Please return one adopted copy of the board letter to the following: ISD Operations Service, and the Chief Executive Office – Capital Programs Division.

Respectfully submitted,



SELWYN HOLLINS

Director

SH:MO:ME:TD:sy

Enclosures

c: Executive Office, Board of Supervisors
Chief Executive Officer
County Counsel

**PROJECT INFORMATION SHEET
SCHEDULE AND BUDGET SUMMARY**

PROJECT :	CEO Music Center Parking Lot Repair
CAPITAL PROJECT NO. :	87596

I. PROJECT SCHEDULE		
Project Activity	Duration	Scheduled Completion Date
Complete Construction Documents	1 months following Board approval	June 2023
Jurisdictional Approval	1 months following Board approval	June 2023
Award Construction Contract	2 months following Board approval	July 2023
Substantial Completion	8 months following Board approval	Jan 2024
Project Acceptance	10 months following Board approval	March 2024

II. BUDGET SUMMARY	
Budget Category	Proposed Budget
Construction	
Construction	\$ 881,000.00
Change Orders	\$ 187,000.00
Subtotal	\$ 1,068,000.00
Civic Art	
Plans and Specifications	\$ 267,000.00
Jurisdictional Review/Plan Check/Permits	\$ 51,000.00
County Services	\$ 359,000.00
Total Project Budget	\$ 1,745,000.00

PINK

BA FORM 10142022

BOARD OF SUPERVISORS
OFFICIAL COPY

May 16, 2023

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF CHIEF EXECUTIVE OFFICER

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HER RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFORE

FY 2022-23

3 - VOTES

SOURCES		USES	
EXTRAORDINARY MAINTENANCE		VARIOUS CAPITAL PROJECTS	
A01-CF-2000-12810		MUSIC CENTER PARKING STRUCTURE REPAIR PROJECT	
SERVICES & SUPPLIES		A01-CP-6014-65099-87956	
DECREASE APPROPRIATION		CAPITAL ASSETS - B & I	
	1,530,000	INCREASE APPROPRIATION	1,530,000
SOURCES TOTAL		USES TOTAL	
\$ 1,530,000		\$ 1,530,000	

JUSTIFICATION

Reflects the transfer of \$1,530,000 from the Extraordinary Maintenance budget to the Music Center Parking Structure Repair Project, Capital Project No. 87956, to fully fund the project.

Amir Alam

Digitally signed by Amir Alam
Date: 2023.04.20 08:57:57 -07'00'

AUTHORIZED SIGNATURE

AMIR ALAM, MANAGER, CEO

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR---

☐ ACTION

☒ RECOMMENDATION

AUDITOR-CONTROLLER

BY

Lan Sam

Digitally signed by Lan Sam
Date: 2023.04.26
15:29:31 -07'00'

B.A. NO. 222

DATE 4/26/23

☒ APPROVED AS REQUESTED

☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

Matthew
J. Diaz

BY

Digitally signed by Matthew J. Diaz
Date: 2023.05.02
11:57:51 -07'00'

DATE 5/2/23